

**District V Advisory Board
Minutes
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**May 5, 2003
7:00 p.m.**

**Auburn Hills Golf Course Clubhouse
443 S. 135th West**

The District V Advisory Board meeting included attendance by ten (10) District Advisory Board Members including eight (8) regular members and two (2) youth members. Four (4) City Staff were present and approximately 45 members of the public of which 35 signed the signup sheet.

Members Present

David Almes
Bob Bulman
David Dennis
Maurice Ediger
Amy Garcia
Brendan Groves
Fran Hoggatt
Andy Johnson
Laura Scrafford
Bob Sorensen
Vice Mayor Bob Martz

Staff Present

Officer Chris Mains, Police
Donna Goltry, Planning
Rob Younkin, Public Works
Paul Gunzelman, Public Works

Guests

Listed on last page

Members Absent

Sean Cash
Amy Doan
Teresa Schmidt

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:05 by Protem Member, David Dennis. City Council Member Bob Martz was attending a special recognition ceremony at Maize High School. **Dennis** welcomed the public and explained the role of the District Advisory Board as advisory to the Council Member as the elected representative for City Council District V. He asked guests to speak only when acknowledged, speak once regarding an issue, and to state their name and address before speaking.

Approval of Minutes and Agenda

The minutes for April 7, 2003 were approved as written by a unanimous vote. The agenda for the meeting was approved.

Staff Presentations

Community Police Report

Community Police Officer Chris Mains, Beat 18, and Officer Johnson noted that a position opening currently existed for a Beat Officer Supervisor. Mains reported that Patrol West Community Police would begin working a new shift format on May 10th.

Mains said that many speeding tickets had been issued on Westport & Valleyview Streets as a focus area due to the residential concerns. He said that Kellogg & Tyler had a high accident rate due to the

construction but Kellogg & Dugan in the area of Best Buy was slowing down after Police issued 1,000 speeding tickets.

Mains also reported a focus by Police for crime-free apartment complexes in the area. Police have also been busy with parking issues for parents picking up their children from Peterson Elementary.

Action: Receive and file

Special Events Designated Sites

The issue was deferred until the June 2nd meeting.

Public Agenda

Westport Traffic Issues

David Almes presented the background on this issue, noting that residents had brought the concern of the speeding and high traffic volumes on Westport between Valleyview and Maize Road to the District V Advisory. The residents speculated that the street was being used heavily to access Maize Road quickly as the only access point to Maize Road for the residents living south of a permanent barricade on Valleyview around 18th Street. The concerns resulted in the City hosting a resident meeting in which everyone in the one-mile section was invited to provide input. From that meeting, issues were identified and random drawing of willing residents created a resident committee. Two (2) DAB members served as co-chairs and staff provided support for the committee.

Almes reported that the committee met most recently on March 18, 2003 and reviewed the results of a study conducted by the Public Works Department on traffic counts and speeds on Westport for more than the past year. The counts were taken at various points including immediately after the initial concerns were presented to the DAB, after temporary traffic circles were placed at the cul-de-sacs on Westport, during the school year, and during the summer season. The study showed that the traffic circles were effective in slowing traffic but did not greatly reduce the number of vehicles using Westport. DAB Members and staff recommended that permanent traffic circles be constructed and sidewalks be considered. The residents on the committee did not support the recommendations and instead voted unanimously to present recommendations of constructing speed tables on Westport & Valleyview Streets, removing the barricade on Valleyview at 18th Street, and making Jansen, 17th, & Valleyview a 4-way stop. They also voted 8:1 to leave the temporary traffic circles in place until a new solution is determined & in place even though some members said the vandalism to the temporary traffic circles was becoming a regular occurrence, causing additional problems for the neighborhood.

A presentation by resident members of the Traffic Committee then was made with **Carl Davis**, who lives on Westport Street, introducing the presentation with a history of problems. Davis said that both vehicle speed and the amount of traffic have been problems for several years. He presented issues/questions about how much traffic a street is expected to carry, and why Valleyview was closed when the City plat map shows it open. He stated that even though the traffic circles were successful in slowing traffic, vandalism to the structures occurred frequently.

The other residents, **Mahlon Regier, 1523 Denene; and, Tammy Heeb, 10013 W. 20th** then joined David in presenting their recommendations and associated justification including:

1. Remove the barricade on Valleyview and open that street as provided in the original neighborhood plats for this primary collector street. Safety was the focus of justification for this recommendation including safety for kids living Westport, ensuring good response times for emergency vehicles, and providing another access route for the school bus to prevent it

from having to turn left off Maize Road onto Westport. In addition, the presenters stated that opening Valleyview could reduce the need for turn bays on Maize Road. Researched costs indicated that opening Valleyview would also be less expensive (approximately \$4,000) than constructing turn bays on Maize Road. This would also return Valleyview to the platting originally planned.

2. Install speed tables on Westport Street between Maize Road and Valleyview. Information was presented to indicate that a speed table is an effective traffic-calming device that is cost-effective and OK for emergency vehicles.
3. Install stop signs on Valleyview, Jansen, and 18th Street to make the intersection a 4-way stop, in addition to installing speed tables as appropriate on Valleyview.

Council Member Martz then asked DAB Members if they had questions or comments. **Sorenson** asked how much a speed table cost to construct and who would pay for their construction.

Gunzelman said that one speed table costs approximately \$1,400. **Dennis** asked about the City's position on tables and **Gunzelman** reported that the City does not currently support speed bumps or other similar traffic-calming devices. Gunzelman noted that Public Works had received notification from the Kansas Department of Transportation (KDOT) that funding was approved to help the City construct the two left-turn lanes on Maize Road onto Westport, as requested. **Hoggatt** asked if speed tables were used elsewhere to which **Almes** reported information received from Fort Worth, TX on speed humps and other traffic calming measures. The City of Fort Worth considers traffic issues through a Neighborhood Traffic Management Program (NTMP) that addresses traffic issues in an entire neighborhood rather than on a street-by-street basis. Almes provided the brochure on the NTMP program including eligibility criteria for a neighborhood to work with city staff to develop a comprehensive plan and considerations for developing the plan focusing on circulation flow. Traffic calming strategies including speed humps must be approved and authorized by the elected body for installation &/or construction.

Council Member Martz then opened the discussion to the members of the public for comment.

- **David Hilton, 10102 Bella Vista** stated that he served on the committee but wanted to leave the barricade on Valleyview to prevent speeding from 13th Street to 21st Street. He challenged the cost previously reported for opening Valleyview.
- **Dan Daze, 10115 Westport**, wanted traffic-calming devices and supports the speed tables. He recommended consideration of opening Valleyview, noting that due process was not used to close the street.
- **John Galbreath, 9901 W. 20th** said he wants a barricade around 17th and the 17th Street Bridge and the center turn lanes on Maize Road.

Council Member Martz repeated Gunzelman's information that KDOT had approved federal support funding for 2004-2004 to widen Maize and construct left turn lanes.

- **Craig Porter, 9710 W. 20th**, supported the Valleyview blockade as it keeps the neighborhood quiet.
- **Gary Reeben, 9706 Jamesburg**, opposed opening Valleyview as the action would disrupt the neighborhood but he supported speed tables.
- **Harry & Janet Pape, 9702 Jamesburg**, stated that they did not want to mix Stonegate and Amarado areas because they like the atmosphere of a closed community. They said that they opposed opening Valleyview.
- **Lonnie Vaughn, Traffic Committee Member**, supported all three of the presented recommendations as a package.
- **Katie Carter, 1911 N. Valleyview**, doesn't want Valleyview opened and compared the situation to the Bonnie Brae neighborhood.

- **Larry Ryan, 9819 Westlawn**, objected to not having any residents from Valleyview on the committee and also the opening of Valleyview. He asked for consideration of adding a street along the cemetery.
- **Ellen Ryan, 9819 Westlawn**, objected to the method of randomly selecting committee members as well as the current composition of the committee. She requested stop signs from circular streets emptying onto Valleyview. She also objected to the median currently on 21st Street as being too close to Valleyview. Ryan also asked why the amount of traffic on Westport was being presented as an issue when city engineers had determined that the amount of traffic was within an acceptable range.
- **Lana Messner, 1915 N. Valleyview**, said she opposed opening Valleyview as this action would require re-engineering the street.
- **Harold McCall, 1502 Valleyview** asked that Valleyview not be opened as this would set up a speedway.
- **Tom Sanders, 1514 Valleyview**, stated that Valleyview should not be open as multiple cars end up in yards now due to excessive speed.
- **Kayla Russell, 9819 W. 19th**, said she was on the committee to represent the north side of the section and wanted to vote against part one of the resolution.
- **Richard Madry, 1472 Valleyview** opposed removing the barricade.
- **Susan Douglas, 10246 Westport**, reported that she disliked the barrels as she was almost struck by a vehicle, doesn't want sidewalks, and doesn't see a speeding problem even though she was home all day.
- **Steve Warner, 9818 W. 19th**, asked that the blockade be kept in place.

The discussion was returned to the Board for a recommendation. **Dennis** said he could support the committee's last two recommendations to install speed tables and stop signs but not the first one of removing the barricade on Valleyview. **Bulman** said the Board couldn't really make a decision at this point and asked why should an entire community structure be changed. **Garcia** said she supported the last two recommendations like Dennis and would like to have those recommendations presented to City Council for reconsideration. **Ediger** asked what how the Board could support speed tables given the City's policy on not constructing speed bumps. **Sorenson** added a question/point about installing stop signs on major streets. **Council Member Martz** said a three-way stop already exists at Valleyview and 17th Street. **Hoggatt** asked how any of the recommendations would impact parking along the streets. **Johnson** said he would like Council to revisit the speed table policy.

Dennis made a motion to recommend the following to City Council: 1) Review the City's policy on speed tables, especially for this neighborhood including the streets of Westport and Valleyview; 2) Install the stop signs, as approved by Traffic Engineers; 3) Wait a year after construction of the left-turn bays on Maize Road to consider opening Valleyview. Hoggatt seconded and a unanimous support vote resulted.

Action: The District Advisory Board voted unanimously (7:0) to recommend a review of the city policy on speed tables; install stop signs; and defer decision on opening Valleyview for one year after left-turn bays are constructed on Maize Road.

Citizens in attendance presented no Off-Agenda items.

Public Works Agenda

Unfinished Business

Proposed Sanitary Sewer Main – 29th Street N., Hoover, K-96, Tyler, & 37th Street N.

Rob Younkin, Public Works, reviewed a proposed project, previously deferred by DAB V on April 7, 2003. The proposed sewer main would serve an area generally bound by 29th Street North, Hoover, K-96, & Tyler by acquiring easement to connect to an existing line near 29th Street North & Ridge Road, and extend north to 37th Street North. The project is part of the Capital Improvement Program, an ongoing project for extending sanitary sewer service to newly developing areas.

Younkin noted that Water & Sewer Department would be paying 75% of the project but residents are required to pay a portion because some of the property owners would be using the sewer system. The current assessment is estimated at \$19,000 for a ten-acre lot. An Agricultural Deferral is available if the property owner qualifies including the property being unplatted. This deferral is maintained for 25 years with a fixed fee from date of assessment. Younkin stated that if a property has less than 21 acres and qualifies for an Agricultural Deferral, it couldn't be assessed. But if a property owner requests sewer service, they cannot qualify for an Agricultural Deferral. Younkin also said that financial deferrals are also available but the property owner must seek through the Debt Management Office and the information would be kept confidential.

Younkin stated that several options existed: 1) pay all at once; 2) pay off over 15 years; 3) obtain an agricultural deferral; 4) seek a financial deferral according to income guidelines; and 5) remove property from the designated improvement area but property will eventually be platted and the owner will be required to pay many fees to connect to other lateral services that will grow with time.

A **question** was asked about opting out of a city annexation to which Younkin explained that if the property is 21 acres or more, the property owner could request to not be annexed into the city.

The discussion was opened for questions and comments.

- **Tom Lashley, representing ReMax Premier Real Estate**, asked if the subject area is in the county, and, if so, why is a larger sewer needed? He said that a tool is needed to obtain properties that have never been included.
- **Almes** asked what the interest rate would be; **Younkin** said he didn't know for sure but that it was very low.
- **Karen Becker** asked how many people would have to sell their properties? **Younkin** said that wasn't the intent of the project but it is a choice they have. There are several options, however, in contrast to selling.
- **Sherre Barringer, 3250 N. Tyler**, asked if the assessment were based on square feet, would the bill be spread accordingly; **Younkin** said it would actually be two years before the assessment statement is received.
- **Pat Woodard, 3314 Tyler**, asked where the hook up would be for property owners. **Younkin** said that the City would hook up a property but the owner would pay for the lateral.
- **Gary Woodard, 3314 Tyler**, asked if the interest would continue after 25 years if an agricultural deferral were granted. **Younkin** said no, the interest charged would be the original interest for the total amount determined at the beginning of the time period.
- **Rena Woodard, 3904 N. Tyler**, said she hadn't been informed that her property has been annexed into the city. **Martz** said he would check on that and why she might not have received a notice.
- **Becker** said she felt stuck with little choice and that property owners didn't want to be bullied out of their land because realtors have more clout. **Younkin** said the purpose of tonight's meeting was to explore options.

- **A member of the public** noted that many people on Hoover Street are not receiving notifications.

The discussion was brought to the Board. With no other questions, the Board moved to recommend support of the proposal. (No information was available regarding the vote including Board Members making the motion or seconding the motion.)

Action: Board recommended support of the proposal for constructing sanitary sewer main line in the designated area.

New Business

Sanitary Sewer along Socora Street, North of Maple

Rob Younkin, Public Works, presented a project needing a budget increase from when previously approved by City Council on October 1, 2002. The Council approved the proposed project for constructing the line along the street. Most residents are on private septic systems and had reluctantly agreed to pay for the construction of the line along the street. However, maintenance problems with some of the private systems have resulted in extending a sewer lines across yards on Socora, property owners are not willing to dedicate the needed sanitary sewer easement, and as a result, a budget increase is required.

Younkin said the budget had been increased to \$67,000 but Socora is a narrow Street and he would advise the budget be increased to \$130,000 to widen the street. This would allow the construction to take place behind the old tress without taking out old pavement and existing trees. Younkin said the road is asphalt and stable but an 8-foot deep sewer line will eventually be impacted due to traffic and maintenance. The additional funding suggested would allow extension of the alignment.

The discussion was opened to the public. **Smith, 148 Socora**, asked why the incorrect map was sent to which **Younkin** said the alignment image shown was to present an idea of the main. **Smith** asked why is the cost increase so much? **Younkin** said that additional funding is to compensate the landowners due to the extension; it is not due to the actual cost of the project. **Smith** asked how much the landowners were being paid; **Younkin** replied that the amounts could not be calculated until it is known what properties are involved.

Lloyd Robinson, 103 S. Socora, made several comments and points about the alignment of the main line pertaining to who would pay, destroying the existing street, and leaving the existing trees.

Younkin explained the best alignment would be the center of the street as it won't ruin the trees, and the property owners would not need to be compensated, making the project cost less. He noted that disturbing the street with expansion would ultimately take its toll on the street, resulting in higher costs of maintenance. He said directional drilling is the best choice, as it won't disturb the ground on top and not damage the tree roots as much.

Ernie Nelson, 201 S. Socora, asked that the neighborhood not be destroyed but that the properties needing maintenance just be fixed. **Younkin** said there is a two-year warranty on city projects that would be effective on such projects.

Council Member Martz said the discussion would close as not much is being accomplished and further research and correct information is needed before the Board could make a decision. He said the item would be deferred until the June 2, 2003 meeting.

No action taken.

Planning Agenda

Zoning Request – ZON2002 - 00074

Donna Goltry, Planning Department, presented a request to create the Louis Development Residential & Commercial Community Unit Plan, generally located north of 13th St. North and east of 135th Street West. The request is associated with ZON2003-00016, a zone change request from “SF-5,” Single Family Residential to “LC,” Limited Commercial. In addition ZON2003-00028, is associated as portion of the area located in the County, as a request to change the current zoning of from “SF-5,” Single Family Residential to “LC,” Limited Commercial. MAPC will review on May 8, 2003. Goltry said that Don Folger, Agent, was also present to provide information.

Goltry explained that a variety of housing types are anticipated such as types that are multi-family but within the Single Family Zoning. She said that area lies with the area that pertains to the Far West Commercial Policy for commercial use. The plan is still in the conceptual stage although one wall and the entrance are in place. The Transportation Policy requires the entrances be 400 feet apart to minimize traffic tie-ups. **Don Folger, Agent for the applicant**, said the parcels had no plans yet but the Far West Commercial Policy criteria would be met.

The discussion was opened to the public. **Lawrence Suter, 13040 W. 13th Street**, said he had deed restrictions on his land that prevented this kind of development. His concern was having heavy transportation on a dirt road and commercial area close to his house. Suter asked why no deed restrictions existed on this portion of land. He wondered why no progress had happened for the new bridge and paved road.

Goltry responded to Suter by explaining that the majority of traffic use arterial roads but all roads maintained by the city or county are available for public use as public domain. In addition, standardized constraints exist for the developer to follow. **Dennis** clarified that at this point the road is county, not city. **Martz** further explained that Parcel B was on the border of the county and a decision to annex the area would be made by the City Council at tomorrow’s Council meeting.

Mrs. Lawrence Suter, 13040 W. 13th Street, said that Wichita needed to build in advance instead of playing “catch-up.” **Martz** responded that he agreed and had made an effort to encourage this but it sometimes takes time for approaches to change. **Mrs. Suter** said they had sold five of their ten acres. She said that Mr. Russell is a nice neighbor but she and her husband are not pleased with the limited commercial request. **Dennis** said after it was developed, it would be annexed. **Almes** said that no one really knows what businesses will be sited in the commercial area. **Dennis** said that allowing a mixed variety of housing appears to be successful throughout Wichita, including Reflection Ridge, Tall Grass, and others. Reflection Ridge has used all types of zoning under the SF-5 designation. **Almes** explained that the main concern of area residents is what will be developed on Parcel One. **Larry Sherman, 1252 Hickory Creek Court**, asked how he would be notified what would be developed in Parcel One. Will the development be upscale, such as a gated community, if it’s zoned at SF-5? **Goltry** answered that Planning Department staff would work with the developers to satisfy the proposed rezoning requirements but would be limited in the exclusions they could request. Staff cannot increase the intensity of the development but they do work constantly to facilitate better land use such as in this case, where one parcel was divided into two parcels. **Folger** said he could make no guarantees at this point but they would consider what could be developed with the zoning requested. He said that they expected to have a variety of condominiums with a lot of aesthetic appeal. The SF-5 designation was their best option for the planned development and the different allowed choices. **Goltry** added that if changes aren’t made through the administrative process, then changes could be done through amendments. Suter responded that the project is ahead of itself because the bridge is still needed. Martz said the Council is considering the bridge.

Johnson moved to follow staff's recommendation and reduce Parcel One by one (1) acre and Parcel Two by one (1) acre. Motion passed 5:1 with Dave Almes voting in the negative.

Action: The Board recommended that staff's recommendations be followed to reduce both Parcel One and Parcel Two by one (1) acre each (5:1).

Due to the time, the Board Agenda was deferred. The next meeting for District Advisory Board V is scheduled on April 7, 2003 at Auburn Hills Clubhouse at 7:00 p.m. The meeting was adjourned at approximately 11:00 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V